



4946 Roper Road Edmonton, Alberta

Property Features

- 2,110 sq.ft.± office/warehouse
- Two storey unit with main floor warehouse (approx 1,055 sq.ft.) and second floor office above (approx 1,055 sq.ft.)
- Sprinklered building
- Unit faces north
- Elevator access to second floor
- Warehouse has 4 inch floor drain
- Warehouse has ceiling height approx. 13.5 feet
- High level of common area improvements with aesthetically pleasing exterior
- Pylon signage to 50 Street and also Roper Road
- Located at the intersection of 50 Street and Roper Road (a.k.a. 58 Avenue), with immediate access to Whitemud Freeway. 50 Street is a main artery running north/south and the property has direct exposure with over 37,400 vehicles per day (City of Edmonton, 2015)



Karen Chayka

587 635 2481

kchayka@naiedmonton.com

Second Floor Common Area Washrooms



For Lease
Nerval on Roper Road
Office/Warehouse

4946 Roper Road

Edmonton, Alberta

Additional Information:

LEGAL DESCRIPTION Plan 1320795, Unit 9

ZONING BE (Business Employment Zone)

AVAILABLE AREA 2,110 sq.ft.±

LOADING (1) 8' x 10' grade overhead door

AVAILABLE Immediately

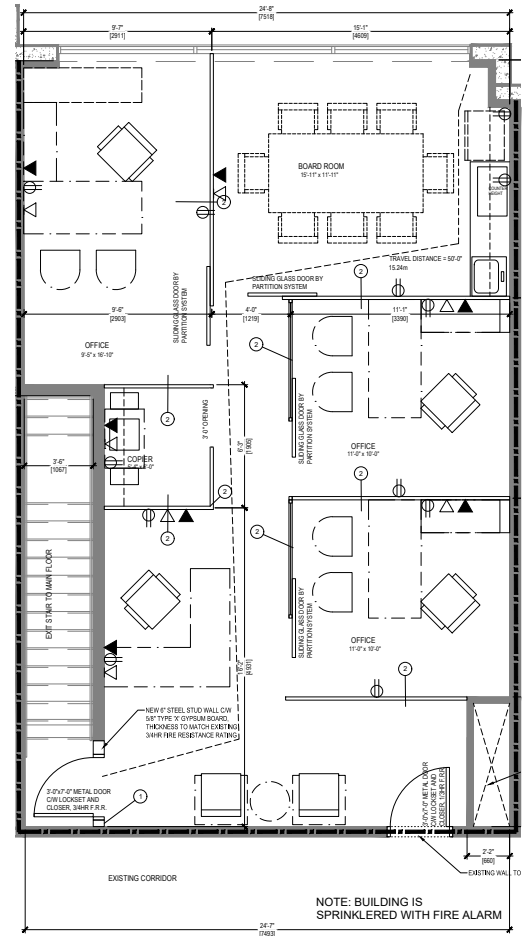
NET LEASE RATE Starting at \$2,700/month

OPERATING COSTS \$1,474.48/month (2023) plus GST
Includes property tax, condo fees, and water

Second Floor Entrance with Elevator



2nd Floor Office
Fully Developed
(Warehouse is undeveloped)



Second Floor Common Area Hallway



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